HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2011

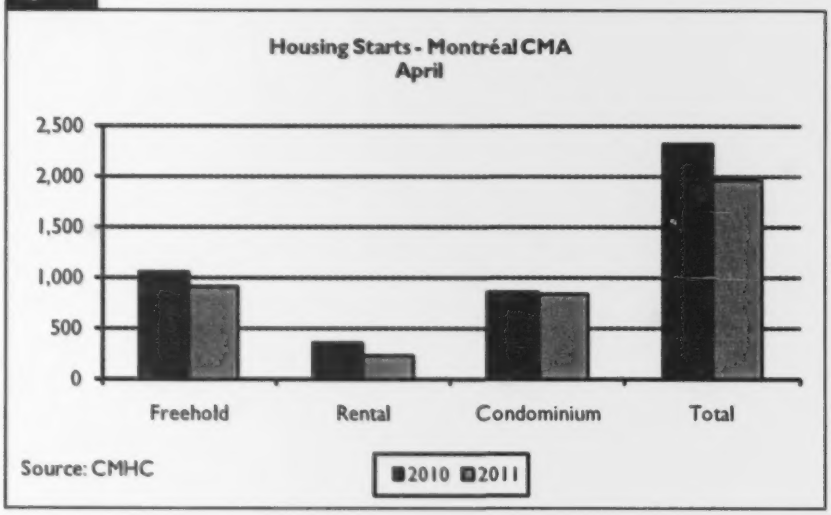
Montréal Metropolitan Area Housing Starts in April 2011

The results of the latest starts survey conducted in April 2011 by Canada Mortgage and Housing Corporation (CMHC) revealed that 1,961 housing units were started in the Montréal census metropolitan area (CMA), versus 2,321 in April 2010.

This 16-per-cent decrease in activity was in line with the downward trend observed on the new home market in recent months. There are more dwellings available on the resale market, which is resulting in a less significant demand for new homes.

The decline affected all market segments last month. In the freehold home segment, the decrease was essentially due to the drop in single-detached housing starts (-32 per cent). This was the second lowest

Figure 1



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number of new units of this type for a month of April since the year 2000. Semi-detached and row houses, for their part, registered a gain of 37 per cent. Single-detached home building has been slowing down considerably since July 2010, partly on account of a shift in the demand toward more affordable housing types on the new home market. In the condominium segment, construction edged down (-2 per cent) but remained at a high level, with 838 units started this past month, thanks in part to a few new large projects. The decrease in activity in the rental housing segment reached 36 per cent, a result that was partly attributable to the fact that many rental units for seniors got under way in April 2010.

The large sectors of the metropolitan area presented mixed results in terms of new housing activity. In the South Crown and Vaudreuil-Soulanges sectors, starts rose by 10 per cent and 18 per cent, respectively. In the South Crown, the increase was due to the gains recorded in semi-detached and row home building and rental housing construction while, in Vaudreuil-Soulanges, the growth was supported by semi-detached and row home construction and condominium activity.

Housing starts fell on the Island of Montréal (-9 per cent) and in the North Crown (-30 per cent). On the Island, the decline was caused mainly by decreases in co-operative[1] housing construction and single-detached home building, which offset the increases in condominium construction and semi-detached and row housing activity. In the North Crown, the drop was felt in all market segments.

From January to April 2011, 6,339 starts were enumerated in the Montréal CMA, compared to 7,228 during the corresponding period last year, down by 12 per cent. This decline was mainly due to a decrease in the freehold home segment, as starts fell by 31 per cent in the case of single-detached houses and by 5 per cent for semi-detached and row homes. As for condominiums, starts during this period remained at the same level as a year ago and accounted for nearly one in two new units. The rental housing segment, for its part, registered an increase of 16 per cent.

Job market

In April, the Montréal job market continued the growth trend that began this past February. In fact, the number of jobs[2] rose by 0.3 per cent over March. The unemployment rate, for its part, fell once again, reaching 8.0 per cent. This was the lowest level observed in the Montréal CMA since December 2008.

In the last 12 months, the Montréal labour market registered a net gain of some 32,000 jobs[3].

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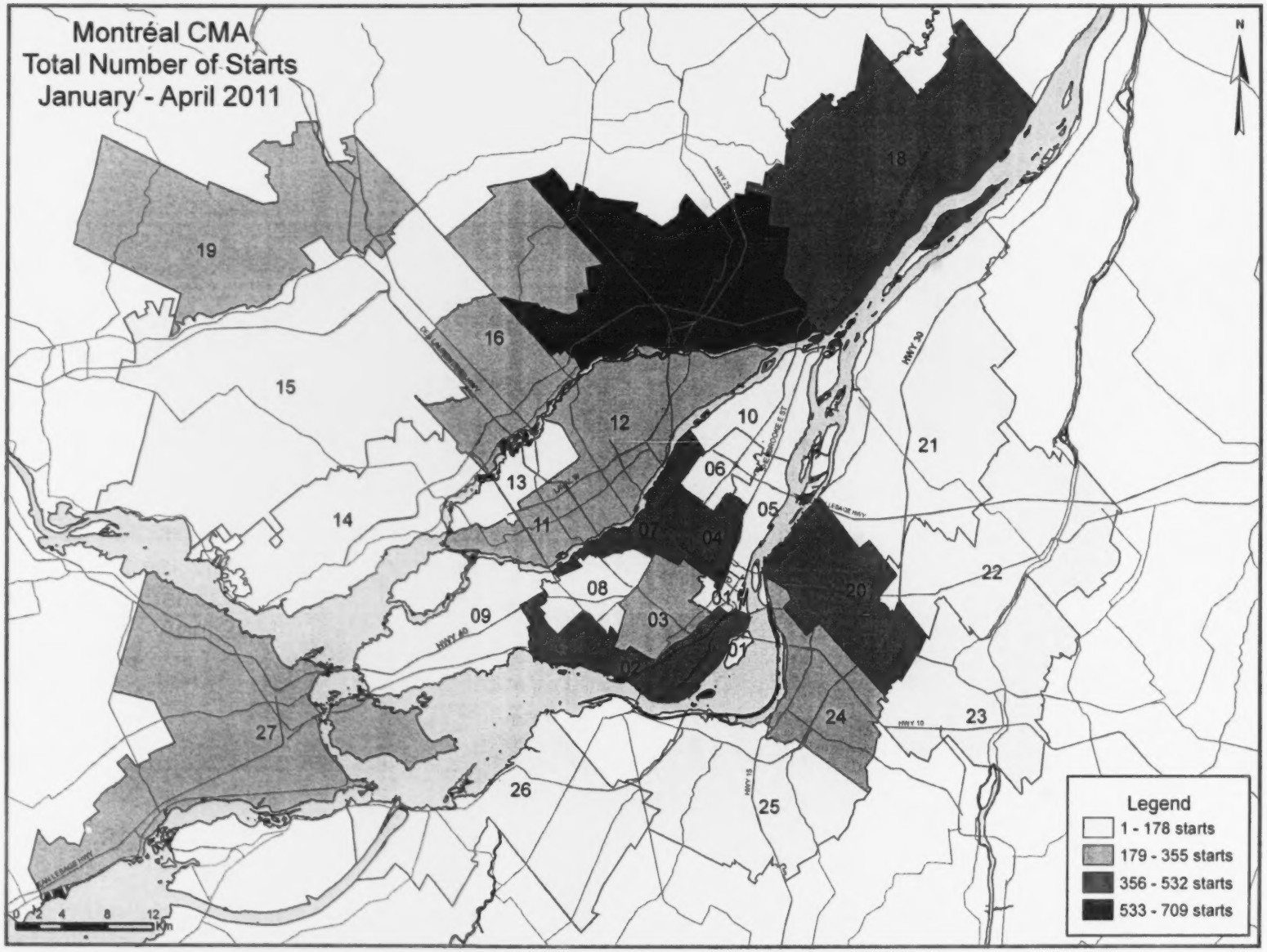
[1] In this report, the data presented on the rental segment exclude co-operative housing starts. It should be noted that co-operative housing starts fell from 72 units in April 2010 to 0 in April 2011 on the Island of Montréal.

[2] Seasonally adjusted rate

[3] 12-month moving average


Montréal CMA
Total Number of Starts
January - April 2011
N
Legend
1 - 178 starts
179 - 355 starts
356 - 532 starts
533 - 709 starts
0 2 4 8 12 Km
HWY 30
HWY 10
HWY 20
HWY 15
HWY 40
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ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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1.2	History of Housing Activity (once a year)
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	528	218	160	0	3	835	0	217	1,961
April 2010	777	128	148	0	15	840	0	341	2,321
% Change	-32.0	70.3	8.1	n/a	-80.0	-0.6	n/a	-36.4	-15.5
Year-to-date 2011	1,442	472	399	0	60	2,742	0	1,133	6,339
Year-to-date 2010	2,097	394	520	0	70	2,731	0	976	7,228
% Change	-31.2	19.8	-23.3	n/a	-14.3	0.4	n/a	16.1	-12.3
UNDER CONSTRUCTION									
April 2011	2,259	792	824	0	111	9,670	0	2,585	16,451
April 2010	2,916	592	850	0	176	7,375	2	2,758	15,373
% Change	-22.5	33.8	-3.1	n/a	-36.9	31.1	-100.0	-6.3	7.0
COMPLETIONS									
April 2011	282	50	88	0	4	549	0	88	1,061
April 2010	402	68	86	0	22	370	0	209	1,157
% Change	-29.9	-26.5	2.3	n/a	-81.8	48.4	n/a	-57.9	-8.3
Year-to-date 2011	1,255	302	302	0	41	1,911	0	363	4,658
Year-to-date 2010	1,501	232	267	0	91	1,301	0	1,024	4,548
% Change	-16.4	30.2	13.1	n/a	-54.9	46.9	n/a	-64.6	2.4
COMPLETED & NOT ABSORBED									
April 2011	474	184	185	0	35	1,251	0	1,221	3,350
April 2010	549	163	196	0	30	1,302	0	2,101	4,341
% Change	-13.7	12.9	-5.6	n/a	16.7	-3.9	n/a	-41.9	-22.8
ABSORBED									
April 2011	262	52	92	0	3	513	0	140	1,062
April 2010	386	72	70	0	33	438	0	142	1,141
% Change	-32.1	-27.8	31.4	n/a	-90.9	17.1	n/a	-1.4	-6.9
Year-to-date 2011	1,231	280	288	0	39	1,776	0	605	4,219
Year-to-date 2010	1,465	237	256	0	99	1,702	6	907	4,672
% Change	-16.0	18.1	12.5	n/a	-60.6	4.3	-100.0	-33.3	-9.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
April 2011	19	48	39	0	0	369	0	0	475
April 2010	38	24	38	0	0	347	0	3	522
Laval									
April 2011	52	6	17	0	0	183	0	70	328
April 2010	110	30	4	0	0	188	0	269	601
Rive-Nord									
April 2011	232	36	71	0	0	147	0	79	565
April 2010	352	22	84	0	3	160	0	48	669
Rive-Sud									
April 2011	162	108	11	0	3	112	0	62	458
April 2010	179	46	18	0	12	145	0	15	415
Vaudreuil-Soulanges									
April 2011	63	20	22	0	0	24	0	6	135
April 2010	98	6	4	0	0	0	0	6	114
Montréal CMA									
April 2011	528	218	160	0	3	835	0	217	1,961
April 2010	777	128	148	0	15	840	0	341	2,321
UNDER CONSTRUCTION									
Île de Montréal									
April 2011	184	160	185	0	4	5,576	0	759	7,078
April 2010	214	84	164	0	71	3,466	0	349	4,956
Laval									
April 2011	272	72	118	0	0	907	0	602	1,971
April 2010	428	80	65	0	8	978	0	657	2,216
Rive-Nord									
April 2011	950	144	322	0	6	1,185	0	581	3,188
April 2010	1,207	112	432	0	3	990	0	483	3,227
Rive-Sud									
April 2011	645	370	120	0	101	1,750	0	625	3,611
April 2010	739	286	131	0	74	1,646	2	1,013	3,987
Vaudreuil-Soulanges									
April 2011	208	46	79	0	0	252	0	18	603
April 2010	328	30	58	0	20	295	0	256	987
Montréal CMA									
April 2011	2,259	792	824	0	111	9,670	0	2,585	16,451
April 2010	2,916	592	850	0	176	7,375	2	2,758	15,373

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
April 2011	16	16	15	0	0	234	0	4	285
April 2010	32	10	14	0	22	282	0	7	367
Laval									
April 2011	28	6	4	0	0	64	0	3	105
April 2010	64	18	6	0	0	43	0	48	179
Rive-Nord									
April 2011	132	6	63	0	0	104	0	69	374
April 2010	167	6	30	0	0	17	0	45	265
Rive-Sud									
April 2011	74	22	6	0	4	139	0	12	257
April 2010	102	30	26	0	0	28	0	102	288
Vaudreuil-Soulanges									
April 2011	32	0	0	0	0	8	0	0	40
April 2010	37	4	10	0	0	0	0	7	58
Montréal CMA									
April 2011	282	50	88	0	4	549	0	88	1,061
April 2010	402	68	86	0	22	370	0	209	1,157
COMPLETED & NOT ABSORBED									
Île de Montréal									
April 2011	30	30	22	0	3	184	0	518	787
April 2010	39	31	42	0	18	440	0	684	1,254
Laval									
April 2011	62	9	37	0	1	258	0	247	614
April 2010	82	18	41	0	0	261	0	664	1,066
Rive-Nord									
April 2011	224	39	93	0	0	334	0	178	868
April 2010	280	31	76	0	2	266	0	416	1,071
Rive-Sud									
April 2011	128	102	24	0	31	443	0	269	997
April 2010	104	79	26	0	10	317	0	328	864
Vaudreuil-Soulanges									
April 2011	30	4	9	0	0	32	0	9	84
April 2010	44	4	11	0	0	18	0	9	86
Montréal CMA									
April 2011	474	184	185	0	35	1,251	0	1,221	3,350
April 2010	549	163	196	0	30	1,302	0	2,101	4,341

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
April 2011	10	11	21	0	0	236	0	4	282
April 2010	25	7	17	0	31	279	0	15	374
Laval									
April 2011	26	5	4	0	0	73	0	44	152
April 2010	61	10	5	0	0	56	0	44	176
Rive-Nord									
April 2011	119	4	57	0	0	96	0	61	337
April 2010	157	11	24	0	1	42	0	67	302
Rive-Sud									
April 2011	74	30	10	0	3	96	0	31	244
April 2010	102	36	17	0	1	46	0	11	213
Vaudreuil-Soulanges									
April 2011	33	2	0	0	0	12	0	0	47
April 2010	41	8	7	0	0	15	0	5	76
Montréal CMA									
April 2011	262	52	92	0	3	513	0	140	1,062
April 2010	386	72	70	0	33	438	0	142	1,141

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	1	26	0	6	16	178	57	210	74	183.8
Zone 3	0	0	0	0	0	0	2	0	2	0	n/a
Zone 4	0	0	0	0	0	0	151	310	151	310	-51.3
Zone 5	0	0	10	0	7	0	25	4	42	4	**
Zone 6	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 7	2	0	0	0	0	0	0	6	2	6	-66.7
Zone 8	1	3	0	4	12	22	0	45	13	74	-82.4
Zone 9	7	20	4	4	12	0	12	0	35	24	45.8
Zone 10	9	13	8	16	0	0	3	0	20	29	-31.0
Zone 11	24	34	0	6	0	0	100	449	124	489	-74.6
Zone 12	15	34	0	2	13	4	148	5	176	45	**
Zone 13	13	42	6	22	4	0	5	3	28	67	-58.2
Zone 14	18	39	14	12	0	6	12	11	44	68	-35.3
Zone 15	26	20	0	0	18	12	22	36	66	68	-2.9
Zone 16	16	49	10	4	6	4	16	92	48	149	-67.8
Zone 17	66	95	0	0	3	3	162	12	231	110	110.0
Zone 18	48	70	2	2	0	0	10	73	60	145	-58.6
Zone 19	58	79	10	4	8	0	40	46	116	129	-10.1
Zone 20	45	30	18	2	6	0	73	19	142	51	178.4
Zone 21	25	31	14	30	0	4	10	16	49	81	-39.5
Zone 22	29	29	8	6	3	7	8	23	48	65	-26.2
Zone 23	17	9	6	6	0	0	0	0	23	15	53.3
Zone 24	15	25	32	0	0	8	20	57	67	90	-25.6
Zone 25	13	15	16	0	3	3	12	19	44	37	18.9
Zone 26	18	40	14	2	0	0	53	34	85	76	11.8
Zone 27	63	98	20	6	20	4	32	6	135	114	18.4
Montréal CMA	528	777	218	128	121	93	1,094	1,323	1,961	2,321	-15.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - April 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Zone 1	0	1	0	0	0	0	77	55	77	56	37.5
Zone 2	6	3	28	0	18	39	330	181	382	223	71.3
Zone 3	3	5	0	0	0	0	318	3	321	8	**
Zone 4	0	1	0	0	0	2	389	371	389	374	4.0
Zone 5	0	0	12	0	7	13	78	135	97	148	-34.5
Zone 6	1	2	0	0	0	8	0	119	1	129	-99.2
Zone 7	4	0	2	0	0	0	449	229	455	229	98.7
Zone 8	4	4	0	4	74	73	57	238	135	319	-57.7
Zone 9	17	51	22	6	16	3	46	79	101	139	-27.3
Zone 10	32	39	34	32	0	0	3	3	69	74	-6.8
Zone 11	45	78	4	8	0	0	272	551	321	637	-49.6
Zone 12	61	86	0	10	29	11	213	67	303	174	74.1
Zone 13	58	120	38	28	18	6	13	6	127	160	-20.6
Zone 14	69	100	20	16	0	12	27	64	116	192	-39.6
Zone 15	49	73	0	4	23	24	89	122	161	223	-27.8
Zone 16	56	88	20	4	6	24	172	193	254	309	-17.8
Zone 17	180	291	6	4	12	20	511	255	709	570	24.4
Zone 18	188	210	16	42	3	3	176	198	383	453	-15.5
Zone 19	123	174	16	10	14	6	78	145	231	335	-31.0
Zone 20	86	83	46	10	6	0	298	79	436	172	153.5
Zone 21	49	103	36	96	0	4	57	96	142	299	-52.5
Zone 22	75	77	16	8	14	50	55	164	160	299	-46.5
Zone 23	64	38	8	24	0	0	69	7	141	69	104.3
Zone 24	48	71	40	34	36	20	77	559	201	684	-70.6
Zone 25	29	32	44	10	17	17	78	112	168	171	-1.8
Zone 26	63	122	28	24	0	0	77	203	168	349	-51.9
Zone 27	132	245	36	28	48	50	75	110	291	433	-32.8
Montréal CMA	1,442	2,097	472	402	341	385	4,084	4,344	6,339	7,228	-12.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Zone 1	0	0	0	0	0	0	0	0
Zone 2	6	16	0	0	178	57	0	0
Zone 3	0	0	0	0	2	0	0	0
Zone 4	0	0	0	0	151	238	0	0
Zone 5	7	0	0	0	25	4	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	3	0	3
Zone 8	12	22	0	0	0	45	0	0
Zone 9	12	0	0	0	12	0	0	0
Zone 10	0	0	0	0	3	0	0	0
Zone 11	0	0	0	0	40	185	60	264
Zone 12	13	4	0	0	143	0	5	5
Zone 13	4	0	0	0	0	3	5	0
Zone 14	0	6	0	0	12	8	0	3
Zone 15	18	12	0	0	16	30	6	6
Zone 16	6	4	0	0	10	77	6	15
Zone 17	3	3	0	0	119	12	43	0
Zone 18	0	0	0	0	10	61	0	12
Zone 19	8	0	0	0	16	34	24	12
Zone 20	6	0	0	0	58	16	15	3
Zone 21	0	4	0	0	10	16	0	0
Zone 22	3	7	0	0	8	23	0	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	0	8	0	0	20	57	0	0
Zone 25	3	3	0	0	12	19	0	0
Zone 26	0	0	0	0	6	22	47	12
Zone 27	20	4	0	0	26	0	6	6
Montréal CMA	121	93	0	0	877	910	217	341

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Zone 1	0	0	0	0	77	0	0	6
Zone 2	18	39	0	0	239	181	0	0
Zone 3	0	0	0	0	318	3	0	0
Zone 4	0	2	0	0	385	294	4	5
Zone 5	7	13	0	0	78	126	0	9
Zone 6	0	8	0	0	0	119	0	0
Zone 7	0	0	0	0	141	3	308	3
Zone 8	74	73	0	0	57	238	0	0
Zone 9	16	3	0	0	46	79	0	0
Zone 10	0	0	0	0	3	3	0	0
Zone 11	0	0	0	0	109	221	163	330
Zone 12	29	11	0	0	182	44	31	23
Zone 13	18	6	0	0	5	6	8	0
Zone 14	0	12	0	0	18	40	9	24
Zone 15	23	24	0	0	61	107	28	15
Zone 16	6	24	0	0	54	141	118	52
Zone 17	12	20	0	0	347	199	164	56
Zone 18	3	3	0	0	122	168	54	30
Zone 19	14	6	0	0	48	108	30	37
Zone 20	6	0	0	0	220	67	78	12
Zone 21	0	4	0	0	57	90	0	6
Zone 22	14	25	0	0	48	152	7	12
Zone 23	0	0	0	0	18	0	51	7
Zone 24	36	20	0	0	53	296	24	263
Zone 25	17	17	0	0	78	112	0	0
Zone 26	0	0	0	0	30	66	47	66
Zone 27	48	50	0	0	66	90	9	20
Montréal CMA	341	360	0	0	2,860	2,953	1,133	976

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Zone 1	0	0	0	0	0	0	0	0
Zone 2	32	17	178	57	0	0	210	74
Zone 3	2	0	0	0	0	0	2	0
Zone 4	0	0	151	238	0	0	151	310
Zone 5	17	0	25	4	0	0	42	4
Zone 6	0	1	0	0	0	0	0	1
Zone 7	2	0	0	3	0	3	2	6
Zone 8	13	29	0	45	0	0	13	74
Zone 9	23	24	12	0	0	0	35	24
Zone 10	17	29	3	0	0	0	20	29
Zone 11	24	40	40	185	60	264	124	489
Zone 12	28	40	143	0	5	5	176	45
Zone 13	23	64	0	3	5	0	28	67
Zone 14	32	59	12	6	0	3	44	68
Zone 15	60	56	0	6	6	6	66	68
Zone 16	36	81	6	53	6	15	48	149
Zone 17	73	95	115	15	43	0	231	110
Zone 18	52	72	8	61	0	12	60	145
Zone 19	86	95	6	22	24	12	116	129
Zone 20	69	36	58	12	15	3	142	51
Zone 21	39	61	10	20	0	0	49	81
Zone 22	40	38	8	27	0	0	48	65
Zone 23	23	15	0	0	0	0	23	15
Zone 24	47	33	20	57	0	0	67	90
Zone 25	29	18	15	19	0	0	44	37
Zone 26	34	42	4	22	47	12	85	76
Zone 27	105	108	24	0	6	6	135	114
Montréal CMA	906	1,053	838	855	217	341	1,961	2,321

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Zone 1	0	1	77	0	0	6	77	56
Zone 2	52	35	239	188	0	0	382	223
Zone 3	5	5	316	3	0	0	321	8
Zone 4	0	3	385	294	4	5	389	374
Zone 5	19	8	78	131	0	9	97	148
Zone 6	1	10	0	119	0	0	1	129
Zone 7	6	0	141	3	308	3	455	229
Zone 8	78	64	57	255	0	0	135	319
Zone 9	55	59	46	80	0	0	101	139
Zone 10	66	71	3	3	0	0	69	74
Zone 11	49	86	109	221	163	330	321	637
Zone 12	90	107	182	44	31	23	303	174
Zone 13	114	154	5	6	8	0	127	160
Zone 14	89	132	18	36	9	24	116	192
Zone 15	108	187	25	21	28	15	161	223
Zone 16	90	166	46	91	118	52	254	309
Zone 17	220	332	325	182	164	56	709	570
Zone 18	227	261	102	162	54	30	383	453
Zone 19	167	226	34	72	30	37	231	335
Zone 20	142	101	216	59	78	12	436	172
Zone 21	91	191	51	102	0	6	142	299
Zone 22	96	94	57	168	7	12	160	299
Zone 23	72	62	18	0	51	7	141	69
Zone 24	88	126	89	295	24	263	201	684
Zone 25	77	59	91	112	0	0	168	171
Zone 26	93	146	28	66	47	66	168	349
Zone 27	218	325	64	88	9	20	291	433
Montréal CMA	2,313	3,011	2,802	2,801	1,133	976	6,339	7,228

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Zone 1	0	0	0	0	0	0	36	0	36	0	n/a
Zone 2	0	0	0	0	0	0	62	64	62	64	-3.1
Zone 3	1	0	0	0	0	0	0	0	1	0	n/a
Zone 4	0	0	0	0	0	0	44	14	44	14	**
Zone 5	0	0	2	0	8	16	40	69	50	85	-41.2
Zone 6	1	1	0	0	0	0	0	0	1	1	0.0
Zone 7	1	0	0	0	0	0	0	0	1	0	n/a
Zone 8	1	4	0	2	5	20	30	142	36	168	-78.6
Zone 9	5	23	4	2	0	0	28	0	37	25	48.0
Zone 10	7	4	10	6	0	0	0	0	17	10	70.0
Zone 11	12	16	2	2	0	0	27	66	41	84	-51.2
Zone 12	6	25	0	16	4	0	30	20	40	61	-34.4
Zone 13	10	23	4	0	0	6	10	5	24	34	-29.4
Zone 14	14	25	0	0	0	0	9	6	23	31	-25.8
Zone 15	15	17	0	0	0	0	30	14	45	31	45.2
Zone 16	13	15	4	0	17	8	73	15	107	38	181.6
Zone 17	27	40	0	0	20	0	59	7	106	47	125.5
Zone 18	32	40	0	6	0	0	9	22	41	68	-39.7
Zone 19	31	30	2	0	6	0	13	20	52	50	4.0
Zone 20	10	12	10	10	0	0	56	112	76	134	-43.3
Zone 21	8	13	4	4	0	8	0	15	12	40	-70.0
Zone 22	11	14	2	2	8	6	20	0	41	22	86.4
Zone 23	15	14	0	4	0	0	2	8	17	26	-34.6
Zone 24	8	9	0	2	0	4	16	3	24	18	33.3
Zone 25	4	19	4	4	0	0	32	0	40	23	73.9
Zone 26	18	21	2	4	0	0	27	0	47	25	88.0
Zone 27	32	37	0	4	0	8	8	9	40	58	-31.0
Montreal CMA	282	402	50	68	68	76	661	611	1,061	1,157	-8.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Zone 1	2	0	0	6	0	0	95	0	97	6	**
Zone 2	5	5	2	0	8	14	183	135	198	154	28.6
Zone 3	4	1	0	0	0	6	3	0	7	7	0.0
Zone 4	0	0	0	0	4	0	277	156	281	156	80.1
Zone 5	0	0	6	0	8	44	78	175	92	219	-58.0
Zone 6	5	4	0	0	0	0	0	0	5	4	25.0
Zone 7	3	3	0	0	0	0	337	34	340	37	**
Zone 8	8	10	0	4	19	46	107	162	134	222	-39.6
Zone 9	22	53	8	6	0	4	105	57	135	120	12.5
Zone 10	20	21	30	16	0	0	20	80	70	117	-40.2
Zone 11	45	60	6	4	8	8	69	198	128	270	-52.6
Zone 12	30	72	0	32	14	13	54	229	98	346	-71.7
Zone 13	52	91	14	12	4	6	46	10	116	119	-2.5
Zone 14	56	80	6	4	0	3	47	39	109	126	-13.5
Zone 15	52	71	0	4	6	0	85	72	143	147	-2.7
Zone 16	84	62	10	6	42	17	213	192	349	277	26.0
Zone 17	100	169	0	0	31	20	134	102	265	291	-8.9
Zone 18	119	137	14	26	0	0	52	60	185	223	-17.0
Zone 19	101	106	2	0	6	0	61	90	170	196	-13.3
Zone 20	69	50	34	12	15	0	417	233	535	295	81.4
Zone 21	46	53	48	16	4	8	52	49	150	126	19.0
Zone 22	66	65	6	12	26	24	46	59	144	160	-10.0
Zone 23	62	64	10	16	0	0	16	184	88	264	-66.7
Zone 24	60	51	62	6	3	4	114	147	239	208	14.9
Zone 25	17	55	30	16	25	9	41	14	113	94	20.2
Zone 26	82	87	8	28	0	0	154	14	244	129	89.1
Zone 27	145	131	6	6	8	30	64	68	223	235	-5.1
Montréal CMA	1,255	1,501	302	232	231	256	2,870	2,559	4,658	4,548	2.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Zone 1	0	0	0	0	36	0	0	0
Zone 2	0	0	0	0	58	64	4	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	44	10	0	4
Zone 5	8	16	0	0	40	66	0	3
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	5	20	0	0	30	142	0	0
Zone 9	0	0	0	0	28	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	24	18	3	48
Zone 12	4	0	0	0	30	20	0	0
Zone 13	0	6	0	0	10	5	0	0
Zone 14	0	0	0	0	0	0	9	6
Zone 15	0	0	0	0	15	14	15	0
Zone 16	17	8	0	0	61	0	12	15
Zone 17	20	0	0	0	38	7	21	0
Zone 18	0	0	0	0	6	16	3	6
Zone 19	6	0	0	0	4	2	9	18
Zone 20	0	0	0	0	50	16	6	96
Zone 21	0	8	0	0	0	9	0	6
Zone 22	8	6	0	0	14	0	6	0
Zone 23	0	0	0	0	2	8	0	0
Zone 24	0	4	0	0	16	3	0	0
Zone 25	0	0	0	0	32	0	0	0
Zone 26	0	0	0	0	27	0	0	0
Zone 27	0	8	0	0	8	2	0	7
Montréal CMA	68	76	0	0	573	402	88	209

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Zone 1	0	0	0	0	95	0	0	0
Zone 2	8	14	0	0	176	130	7	5
Zone 3	0	6	0	0	3	0	0	0
Zone 4	4	0	0	0	184	80	16	76
Zone 5	8	44	0	0	62	102	0	73
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	17	19	0	3
Zone 8	19	46	0	0	107	162	0	0
Zone 9	0	4	0	0	105	12	0	35
Zone 10	0	0	0	0	8	73	12	7
Zone 11	8	8	0	0	57	74	12	124
Zone 12	14	13	0	0	35	20	19	165
Zone 13	4	6	0	0	37	10	9	0
Zone 14	0	3	0	0	26	12	21	27
Zone 15	6	0	0	0	57	60	28	12
Zone 16	42	17	0	0	127	98	86	64
Zone 17	31	20	0	0	110	76	24	26
Zone 18	0	0	0	0	24	39	28	21
Zone 19	6	0	0	0	46	28	15	62
Zone 20	15	0	0	0	376	110	41	123
Zone 21	4	8	0	0	52	41	0	8
Zone 22	26	24	0	0	37	56	9	3
Zone 23	0	0	0	0	10	23	6	161
Zone 24	3	4	0	0	114	102	0	9
Zone 25	25	9	0	0	41	14	0	0
Zone 26	0	0	0	0	53	14	30	0
Zone 27	8	30	0	0	64	48	0	20
Montréal CMA	231	256	0	0	2,023	1,403	363	1,024

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Zone 1	0	0	36	0	0	0	36	0
Zone 2	2	0	56	64	4	0	62	64
Zone 3	1	0	0	0	0	0	1	0
Zone 4	0	0	44	10	0	4	44	14
Zone 5	10	0	40	82	0	3	50	85
Zone 6	1	1	0	0	0	0	1	1
Zone 7	1	0	0	0	0	0	1	0
Zone 8	6	20	30	148	0	0	36	168
Zone 9	9	25	28	0	0	0	37	25
Zone 10	17	10	0	0	0	0	17	10
Zone 11	14	18	24	18	3	48	41	84
Zone 12	10	41	30	20	0	0	40	61
Zone 13	14	29	10	5	0	0	24	34
Zone 14	14	25	0	0	9	6	23	31
Zone 15	27	31	3	0	15	0	45	31
Zone 16	36	23	59	0	12	15	107	38
Zone 17	49	44	36	3	21	0	106	47
Zone 18	32	48	6	14	3	6	41	68
Zone 19	43	32	0	0	9	18	52	50
Zone 20	20	22	50	16	6	96	76	134
Zone 21	12	25	0	9	0	6	12	40
Zone 22	17	22	18	0	6	0	41	22
Zone 23	17	26	0	0	0	0	17	26
Zone 24	8	15	16	3	0	0	24	18
Zone 25	8	23	32	0	0	0	40	23
Zone 26	20	25	27	0	0	0	47	25
Zone 27	32	51	8	0	0	7	40	58
Montréal CMA	420	556	553	392	88	209	1,061	1,157

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Zone 1	2	6	95	0	0	0	97	6
Zone 2	23	13	168	136	7	5	198	154
Zone 3	4	7	3	0	0	0	7	7
Zone 4	8	2	180	78	16	76	281	156
Zone 5	14	0	62	146	0	73	92	219
Zone 6	5	4	0	0	0	0	5	4
Zone 7	3	3	17	19	0	3	340	37
Zone 8	27	33	107	189	0	0	134	222
Zone 9	30	63	105	12	0	35	135	120
Zone 10	52	37	6	73	12	7	70	117
Zone 11	59	72	57	74	12	124	128	270
Zone 12	44	117	35	20	19	165	98	346
Zone 13	70	109	37	10	9	0	116	119
Zone 14	64	87	24	12	21	27	109	126
Zone 15	96	123	19	12	28	12	143	147
Zone 16	142	89	121	94	86	64	349	277
Zone 17	141	199	100	66	24	26	265	291
Zone 18	139	167	18	35	28	21	185	223
Zone 19	127	114	28	20	15	62	170	196
Zone 20	126	62	368	110	41	123	535	295
Zone 21	94	77	56	41	0	8	150	126
Zone 22	86	95	49	62	9	3	144	160
Zone 23	76	94	6	9	6	161	88	264
Zone 24	125	61	114	102	0	9	239	208
Zone 25	47	80	66	14	0	0	113	94
Zone 26	96	115	47	14	30	0	244	129
Zone 27	159	171	64	44	0	20	223	235
Montréal CMA	1,859	2,000	1,952	1,392	363	1,024	4,658	4,548

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
April 2011	0	0.0	1	20.0	3	60.0	0	0.0	1	20.0	5	--	--
April 2010	0	0.0	0	0.0	5	26.3	3	15.8	11	57.9	19	553,729	539,700
Year-to-date 2011	0	0.0	4	8.0	14	28.0	14	28.0	18	36.0	50	420,000	494,910
Year-to-date 2010	0	0.0	4	5.1	21	26.6	21	26.6	33	41.8	79	450,000	516,112
Laval													
April 2011	1	4.5	0	0.0	10	45.5	7	31.8	4	18.2	22	403,077	403,256
April 2010	1	1.8	15	26.3	17	29.8	16	28.1	8	14.0	57	360,890	465,948
Year-to-date 2011	5	5.0	11	10.9	34	33.7	25	24.8	26	25.7	101	400,000	416,618
Year-to-date 2010	1	0.5	34	18.0	66	34.9	45	23.8	43	22.8	189	395,000	434,179
North Shore													
April 2011	10	10.6	46	48.9	26	27.7	9	9.6	3	3.2	94	265,996	294,481
April 2010	15	10.6	62	44.0	43	30.5	17	12.1	4	2.8	141	283,945	299,252
Year-to-date 2011	34	9.5	165	46.2	111	31.1	30	8.4	17	4.8	357	286,353	302,049
Year-to-date 2010	39	7.9	199	40.3	178	36.0	54	10.9	24	4.9	494	300,000	317,314
South Shore													
April 2011	2	4.2	23	47.9	13	27.1	6	12.5	4	8.3	48	292,500	336,336
April 2010	1	1.4	29	39.2	28	37.8	10	13.5	6	8.1	74	312,743	335,190
Year-to-date 2011	3	1.1	90	32.0	96	34.2	54	19.2	38	13.5	281	340,000	379,128
Year-to-date 2010	22	7.5	119	40.6	89	30.4	41	14.0	22	7.5	293	300,000	322,495
Vaudreuil-Soulanges													
April 2011	2	6.7	3	10.0	13	43.3	5	16.7	7	23.3	30	360,000	408,833
April 2010	6	17.6	11	32.4	9	26.5	4	11.8	4	11.8	34	296,104	325,810
Year-to-date 2011	20	15.7	18	14.2	46	36.2	15	11.8	28	22.0	127	350,000	459,819
Year-to-date 2010	17	15.9	32	29.9	27	25.2	18	16.8	13	12.1	107	323,386	333,911
Montréal CMA													
April 2011	15	7.5	73	36.7	65	32.7	27	13.6	19	9.5	199	313,991	337,296
April 2010	23	7.1	117	36.0	102	31.4	50	15.4	33	10.2	325	314,900	353,506
Year-to-date 2011	62	6.8	288	31.4	301	32.9	138	15.1	127	13.9	916	329,282	370,729
Year-to-date 2010	79	6.8	388	33.4	381	32.8	179	15.4	135	11.6	1,162	325,000	352,672

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2011						
Submarket	April 2011	April 2010	% Change	YTD 2011	YTD 2010	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	--	--	n/a
Zone 9	--	495,484	n/a	467,990	483,652	-3.2
Zone 10	--	--	n/a	385,234	386,557	-0.3
Zone 11	--	683,639	n/a	503,628	560,047	-10.1
Zone 12	--	447,701	n/a	419,854	437,301	-4.0
Zone 13	--	312,661	n/a	342,116	341,612	0.1
Zone 14	--	293,720	n/a	295,478	308,910	-4.3
Zone 15	261,249	257,317	1.5	275,731	290,018	-4.9
Zone 16	314,307	378,473	-17.0	388,797	396,531	-2.0
Zone 17	319,119	295,472	8.0	315,666	333,785	-5.4
Zone 18	324,624	312,457	3.9	286,803	318,718	-10.0
Zone 19	238,447	249,490	-4.4	237,817	260,434	-8.7
Zone 20	--	342,363	n/a	365,939	317,165	15.4
Zone 21	--	336,564	n/a	354,574	323,317	9.7
Zone 22	--	329,917	n/a	417,666	338,185	23.5
Zone 23	--	--	n/a	321,839	267,155	20.5
Zone 24	--	--	n/a	490,584	432,452	13.4
Zone 25	--	--	n/a	506,635	363,839	39.2
Zone 26	247,523	263,872	-6.2	278,154	260,063	7.0
Zone 27	408,833	325,810	25.5	459,819	333,911	37.7
Montréal CMA	337,296	353,506	-4.6	370,729	352,672	5.1

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 6: Economic Indicators
April 2011

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	108.5	114.0	1,935	9.2	67.4	759
	February	604	3.60	5.39	108.8	114.2	1,944	9.2	67.7	757
	March	631	3.60	5.85	109.9	114.5	1,953	9.1	67.8	757
	April	655	3.80	6.25	109.9	114.8	1,958	9.0	67.9	754
	May	639	3.70	5.99	110.2	114.9	1,963	8.9	67.9	757
	June	633	3.60	5.89	110.4	114.8	1,974	8.5	67.9	756
	July	627	3.50	5.79	110.4	114.5	1,972	8.4	67.7	758
	August	604	3.30	5.39	110.6	114.5	1,968	8.4	67.5	760
	September	604	3.30	5.39	112.3	114.8	1,955	8.6	67.1	765
	October	598	3.20	5.29	112.5	115.3	1,953	8.6	67.0	771
	November	607	3.35	5.44	112.6	115.6	1,939	8.6	66.4	770
	December	592	3.35	5.19	112.3	115.8	1,936	8.5	66.1	773
2011	January	592	3.35	5.19	112.8	116.3	1,937	8.3	66.0	775
	February	607	3.50	5.44	113.1	116.5	1,954	8.1	66.3	778
	March	601	3.50	5.34	113.2	118.1	1,962	8.1	66.5	777
	April	621	3.70	5.69		118.3	1,968	8.0	66.6	769
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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